



TOWN OF STONINGTON
Zoning Board of Appeals
Stonington Police Station Meeting Room
173 South Broad Street
Pawcatuck, Connecticut 06379

MEETING MINUTES

December 8, 2009

FINAL

In attendance were members John Prue, Lynn Conway, Neil Canavan and David Rezendes and David Rathbun, presiding. Zoning Official Joseph Larkin was also present.

Chairman Rathbun called the meeting to order at 7:02 P.M., announced the rules of order and defined hardship.

Secretary Canavan read the call of the meeting and the items on the agenda.

ZBA #09-17 Amelia Lord & Charles Parsons – Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 50' to 35' for dormers and reduce side yard setback from 25' to 11' for construction of an addition. Property located at 69 So. Anguilla Rd., Pawcatuck. Assessor's Map 49 Block 1 Lot 5 Zone RR-80.

Mr. Larkin noted that a waiver of the A-2 survey was granted by PZC on October 20, 2009. Owner Charles Parson spoke about the position of the house on the lot close to the side property line. He described how he would like to build an addition to his bungalow style house with dormers which will face the side of the lot.

With no other public comments on this application, the Chairman closed this hearing.

Mr. Rezendes moved to approve the dormers and Ms. Conway seconded.

After deliberation, the motion was unanimously approved.

Mr. Rezendes moved to approve the reduction in setback as presented, Ms. Conway seconded.

After deliberation, the motion was unanimously approved.

ZBA #09-21 George & Joyce Overton - Seeking variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 75' to 1' and ZR 3.1.4.2 buffer requirements to reduce required buffer in non-infringement area from 100' to 50' for replacement of garage & small addition to a single family residence. Property located at 60 Masons Island Rd., Mystic. Assessor's Map 160 Block 6 Lot 10. Zone RC-120

The Overtons explained the two variances being requested for this corner lot. They would like to tear down the existing garage and replace it with a connecting breezeway and larger garage near the edge of the paper street (Ocean Drive) owned by the YMCA.

James Buckley pointed out that Mason's Island Road presently infringes on his land across the street from the Overton's and may cause a legal problem in the future.

Edward Sullivan expressed concern about the size of the addition and lack of dimensions on the plans submitted. He also noted that there have been several accidents in this vicinity.

Board members questioned the exact dimensions to the road and square footage of the proposed structures. They requested that these measurements be specified by the owners.

Mr. Rathbun ruled that this hearing be continued to January 12, 2010.

ZBA #09-22 Jose & Iria Pacheco (Kevin Shea) – Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 30' to 13' for an addition to a residence. Property located at 15 Canary St., Pawcatuck. Assessor's Map 36 Block 8 Lot 1. Zone RA-20 & RR-80 (RA-20 applies)

Mr. Larkin reviewed the construction of this house in 1978 on the odd shaped corner lot. Mr. Shea described the addition to the side of the house that wraps around the back and noted that this proposal had received approval from the Inland Wetlands Commission in November 2009. With no other public comments on this application, the Chairman closed this hearing.

*Mr. Prue moved to approve as presented and Mr. Rezendes seconded.
After deliberations, the motion was unanimously approved.*

ZBA #09-23 Dorinda Elliott & Alan Ignatius (Brooke Harris) – Seeking a variance from ZR 5.1.1 bulk requirements to increase F.A.R. from .35 (1,501 s.f.) to .38 (1,643 s.f.) for construction of a covered porch addition. Property located at 51 Trumbull Ave., Stonington. Assessor's Map 100 Block 11 Lot 17. Zone RH-10.

Architect Nat McBride presented the plans proposing to remove the rear enclosed space to replace with an open porch, thereby actually shrinking the enclosed square footage of the house. James Buckley, neighbor, offered general comments.

Mr. Prue moved to deny and Mr. Rezendes seconded. After some deliberations, Mr. Prue withdrew his motion and Mr. Rezendes withdrew his second.

Ms. Conway moved to approve the increase in FAR solely for the construction of an open covered porch as presented and Mr. Prue seconded for discussion purposes. After deliberations, the motion was approved by a vote of 4 to 1 with Mr. Prue casting the single vote to deny.

New Business:

ZBA #09-24 Michael Shortman

ZBA #09-25 Priscilla Bollard Wilder

AAP #09-26 – Orchard Hill Beach Drive Association

ZBA #09-28 Amy E. Graham

The Board voted to schedule these four applications for Public Hearings on January 12, 2010.

AAP #09-27 Thomas & Dorothea Cannan (Andrew Cellemme) – Appealing the Zoning Enforcement Officer's determination that the subject property cannot be developed for residential purposes. Property located at 339 Pequot Trail, Stonington. Assessor's Map 83 Block 1 Lot 3. Zone GBR-130.

This application was withdrawn on December 7, 2009.

Review of November 10, 2009 meeting minutes:

Mr. Rezendes moved to approve and Mr. Canavan seconded.

The minutes were unanimously approved.

This meeting adjourned at 8:38 P.M.


Neil Canavan, Secretary